

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, May 2, 2016 at 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

Robert Rainwater	Vice-Chairman
Ken White	Secretary
George Dalton	Member
Tracey Dierolf	Alternate

constituting a quorum with Chairman Debbie Holt and Member Mike Morris absent. Also present were City Council Representative Sharron Spencer and the following City Staff:

Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Vice-Chairman Rainwater called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:01 P.M.

NEW BUSINESS

Mr. Triplett briefed the Board of Zoning Adjustment regarding the items scheduled to be heard in the regular public hearing.

ADJOURNMENT

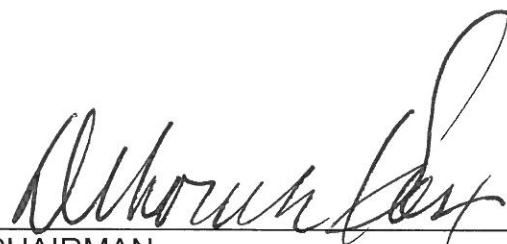
With no further discussion, Ken White made a motion to adjourn. George Dalton seconded the motion which prevailed by the following vote:

Ayes:	Rainwater, White, Dalton, Dierolf
Nays:	None
Absent:	Holt, Morris

The Briefing Session was adjourned at approximately 6:30 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6TH DAY OF JUNE 2016.

APPROVED:

  
CHAIRMAN

  
SECRETARY

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, May 2, 2016 at 6:15 P.M., in the Council Chambers, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Robert Rainwater	Vice-Chairman
Ken White	Secretary
George Dalton	Member
Tracey Dierolf	Alternate

constituting a quorum with Chairman Debbie Holt and Member Mike Morris absent. Also present were City Council Representative Sharron Spencer and the following City Staff:

Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Vice-Chairman Rainwater called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:32 P.M.

PUBLIC HEARING

**BOARD OF ZONING ADJUSTMENT CASE BZA16-09, JAY BALDING, 2424 LAKESHORE DRIVE**

The first item for the Board of Zoning Adjustment to consider was BZA16-09 submitted by Jay Balding for property located at 2424 Lakeshore Drive, legally described as Tracts 1B, 1D, and 1H1, Solomon Cate Survey, Abstract 2002.

**Section 15.G.1, "R-7.5" Single Family District, Area Regulations requires a minimum front yard setback of 30-feet.** The applicant requested a variance of four-feet (4') allowing a front yard depth of 26-feet for an existing lot.

**Section 15.G.2, "R-7.5" Single Family District, Area Regulations requires a minimum rear yard setback of 25-feet.** The applicant requested a variance of 12-feet allowing a rear yard setback of 13-feet for an existing lot.

**Section 15.G.5., "R-7.5" Single Family District, Area Regulations, requires a minimum lot depth of 100-feet.** The applicant is requested a variance of 12-feet allowing a lot depth of 88-feet for an existing lot.

Mr. Triplett explained that Staff found a special condition existed for the variances requested. Specifically, on March 12, 1973 the Board of Zoning Adjustment had approved BZA73-01 on the subject site allowing a home to be constructed within the required front and rear yards. The site was an existing developed lot and the home was built in 1978 prior to current lot depth requirements found within the current Zoning

Ordinance approved on the subject site in the 1984 City Rezoning to "R-7.5" Single Family District.

Mr. Triplett stated the owner intended to expand the existing dwelling to approximately 3,256 square feet by adding a 252 square foot garage. The proposed expansion would not exacerbate the existing conditions on the subject site.

With no questions for Mr. Triplett, Jay Balding, of 840 East Worth Street, Grapevine, Texas, took the Oath of Truth; he requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Balding, and no additional speakers, Ken White made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

Ken White made a motion that a special condition existed for the requested variances. Specifically, on March 12, 1973 the Board of Zoning Adjustment had approved BZA73-01 on the subject site allowing a home to be constructed within the required front and rear yards. The site was an existing developed lot and the home was built in 1978 prior to current lot depth requirements found within the current Zoning Ordinance approved on the subject site in the 1984 City Rezoning to "R-7.5" Single Family District. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

Ken White then made a motion to grant the following variances to "R-7.5" Single Family District, Area Regulations: Section 15.G.1., allowing a front yard depth of 26-feet for an existing lot; Section 15.G.2, allowing a rear yard setback of 13-feet for an existing lot. Section 15.G.5., allowing a lot depth of 88-feet for an existing lot. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

**BOARD OF ZONING ADJUSTMENT CASE BZA16-10, BRADLEY MACIULELICZ,  
2828 PENINSULA DRIVE**

The next item for the Board of Zoning Adjustment to consider was BZA16-10 submitted by Bradley Maciulelicz for property located at 2828 Peninsula Drive, platted as Lot 3, Block 3, Placid-Peninsula.

**Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use.** The applicant requested a special exception allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1978. A form survey of the subject site was unavailable within the permit records. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required twenty five foot rear yard setback adjacent to the east property line for the existing dwelling.

Mr. Triplett stated the owner intended to expand the existing dwelling to approximately 2,992 square feet by adding a 415 square foot garage expansion and a 320 square foot carport attached to the front of the dwelling adjacent to Peninsula Drive. The proposed expansions would not increase the level of non-conformity on the subject site.

With no questions for Mr. Triplett, Bradley Maciulelicz, of 2828 Peninsula Drive, Grapevine, Texas, took the Oath of Truth; he requested favorable consideration of his request and offered to answer any questions of the Board.

Vice-Chairman Rainwater announced that two (2) letters of approval had been received.

With no questions for Mr. Maciulelicz, and no additional speakers, George Dalton made a motion to close the public hearing. Ken White seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

Ken White made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1978. A form survey of the subject site was unavailable within the permit records. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required twenty five foot rear yard setback adjacent to the east property line for the existing dwelling. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

Ken White then made a motion to grant the following special exception with regard to Section 43.E.3., Nonconforming Uses and Structures allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

**BOARD OF ZONING ADJUSTMENT CASE BZA16-11, NEAL COOPER, 622 EAST WAL STREET**

The next item for the Board of Zoning Adjustment to consider was BZA16-11 submitted by Neal Cooper for property located at 622 East Wall Street, platted as Lot 6, Block 101, College Heights Addition.

**Section 15.F.2., “R-7.5” Single Family District, Density Requirements, requires a minimum lot area of 7,500 square feet.** The applicant requested a variance of 963-square feet allowing a lot area of 6,537 square feet for an existing lot.

**Section 15.G.4., “R-7.5” Single Family District, Area Regulations, requires a minimum lot width of 65-feet.** The applicant requested a variance of fifteen-feet (15') allowing a lot width of fifty (50') feet for an existing lot.

Mr. Triplett explained that Staff found a special condition existed for the requested variances to lot area and lot width. Specifically, the lot was originally platted in 1921 predating the City's first zoning ordinance adopted in 1955. Developed property and right-of-way existed to the east, west, north and south respectively, eliminating the possibility to expand the site to meet the area and width requirements.

Mr. Triplett went on to explain that the subject site was unimproved with the exception of an accessory structure that would be removed. The applicant intended to construct an approximate 2,609 square foot single story dwelling as shown on the plot plan. A Certificate of Appropriateness (CA16-33) had been approved by the Historic Preservation Commission on April 27, 2016.

With no questions for Mr. Triplett, Neil Cooper, of 613 East Texas Street, Grapevine, Texas, took the Oath of Truth; he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

Vice-Chairman Rainwater announced that one (1) letter of approval had been received.

With no questions for Mr. Cooper and no additional speakers, Ken White made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

Ken White made a motion that a special condition existed for the variances requested with regards to lot area and lot width. Specifically, the lot was originally platted in 1921 predating the City's first zoning ordinance adopted in 1955. Developed property and right-of-way existed to the east, west, north and south respectively, eliminating the

possibility to expand the site to meet the area and width requirements. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

Ken White then made a motion to grant the following variances to "R-7.5" Single Family District, Density Requirements: Section 15.F.2., allowing a lot area of 6,537 square feet for an existing lot; and a motion with regards to R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of fifty (50') feet for an existing lot. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

### MINUTES

Next the Board of Zoning Adjustment considered the minutes of the April 4, 2016, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the April 4, 2016 Briefing Session. George Dalton seconded the motion.

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

Ken White made a motion to accept the minutes of the April 4, 2016 Public Hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

### ADJOURNMENT


With no further discussion, George Dalton made a motion to adjourn. Tracey Dierolf seconded the motion, which prevailed by the following vote:


Ayes: Rainwater, White, Dalton, Dierolf  
Nays: None  
Absent: Holt, Morris

The meeting was adjourned at approximately 6:51 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6TH DAY OF JUNE 2016.

APPROVED:

  
CHAIRMAN

  
SECRETARY